



Flat 35, The Maltings Henty Gardens, Chichester, PO19 3DW

Guide Price £125,000



# Flat 35 The Maltings, Chichester

A chain free west facing flat.

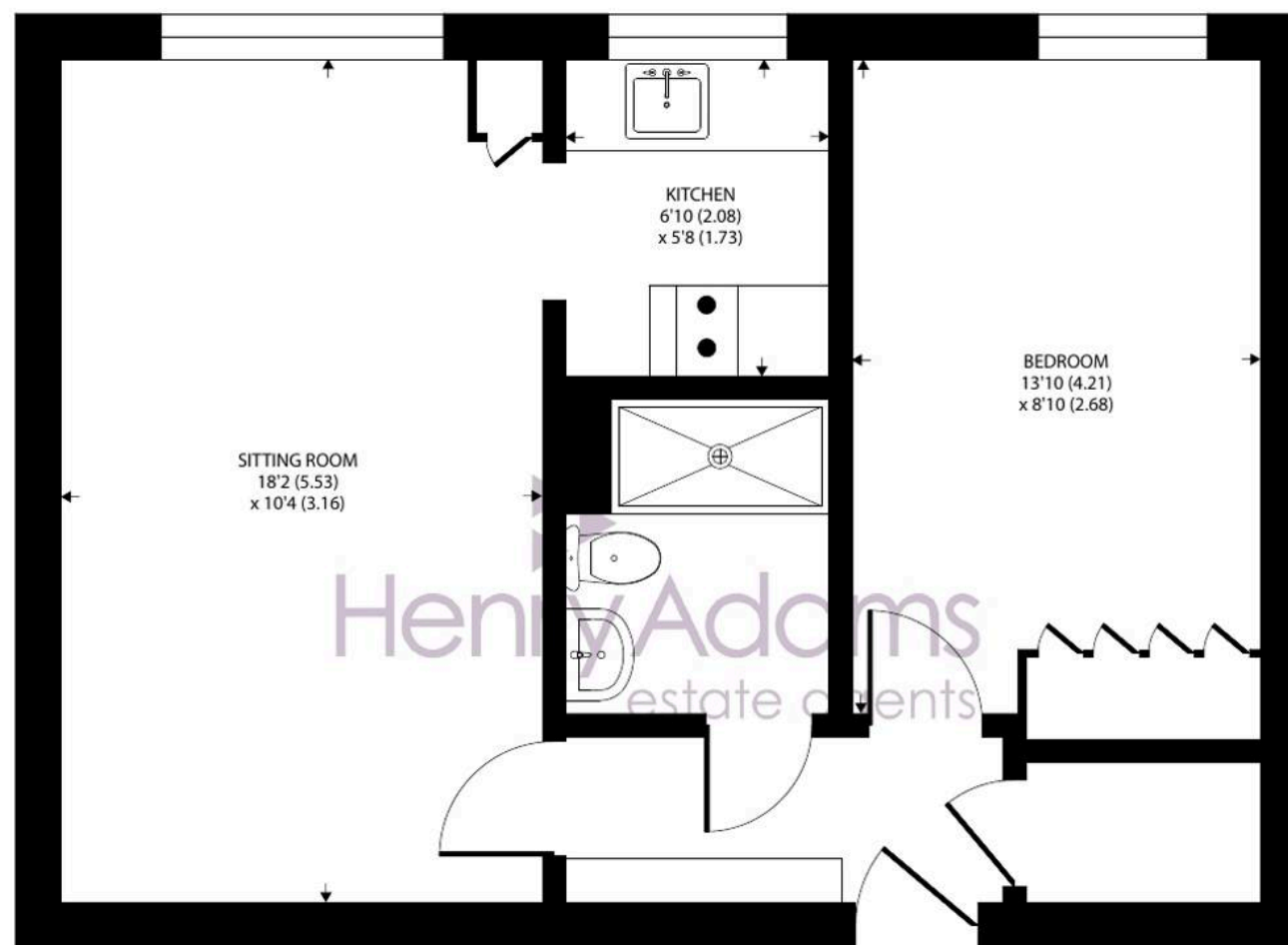
- Age restricted
- Lift to all floors
- West facing aspect
- Sitting room
- Modern kitchen
- Bedroom
- Modern shower room/WC
- No chain
- House manager
- Communal facilities

This age-restricted first-floor apartment (served by a lift) enjoys a desirable west-facing aspect and is ideally located close to the heart of the city centre. The accommodation comprises a bright sitting room, a modern fitted kitchen, a comfortable bedroom and shower room.

The development is managed by a house manager and benefits from excellent communal facilities including a residents' lounge, laundry room and guest suite, along with communal parking and beautifully maintained gardens.

Offered to the market with no onward chain, this property provides a convenient, secure and low-maintenance lifestyle in a prime location.





FIRST FLOOR

Approximate Area = 468 sq ft / 43.4 sq m

For identification only - Not to scale





Tenure – leasehold. We understand the property to be leasehold with 99 years from 1985.

Ground Rent:

Service charge:

**Location** - A beautiful cathedral city with a great heritage, Chichester offers a wealth of historical landmarks, buildings and places of interest. Set within its impressive Roman Wall the city's four main streets intersect at the Tudor Market Cross which is truly the heart of the city and where one can meet and enjoy wonderful examples of Georgian architecture. Well known as a cultural hub, Chichester has a 100 seater art-house cinema, the award-winning Chichester Festival Theatre, Pallant House Gallery. The nearby Goodwood Estate hosts an exciting flat racing calendar including the prestigious 'Qatar Goodwood Festival', as well as International motor racing events such as the 'Festival of Speed' and 'Goodwood Revival'. The Chichester Harbour is on the doorstep and is a popular hub for sailing and other water sports with its direct access to the Solent and events such as the world famous Cowes Week sailing Regatta on the Isle of Wight.

**Directions** - From the end of West Street proceed straight over the roundabout into Westgate. Take the first turning on the right into Henty Gardens and proceed to the end where the apartment block is on the left. what3words -reply.clip.formal

Chichester District Council - 25/26 Tax Band C £2,077.38 EPC-B

**Agents Note** - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

To arrange a viewing call 01243 533377 view details online at [henryadams.co.uk](http://henryadams.co.uk)

